

# COUNTY OF SAN LUIS OBISPO BOARD OF SUPERVISORS

## AGENDA ITEM TRANSMITTAL

(1) DEPARTMENT Planning and Building		(2) MEETING DATE June 13, 2006		(3) CONTACT/PHONE Mike Wulkan, Senior Planner, (805) 781-5608	
(4) SUBJECT A request for your Board to authorize the use of alternative publication procedures for an amendment to Land Use Ordinance Section 22.92.020--Areawide Standards, Adelaida Planning Area--of the County Land Use Ordinance, Title 22 of the County Code. The proposed amendment establishes a "Cayucos Fringe Viewshed" for Highway 1, Old Creek Road and Santa Rita Road, together with development standards to reduce the visual effects of certain new development as seen from those roads.					
(5) SUMMARY OF REQUEST Your Board can order that a display advertisement be published both prior to and following the public hearing for adoption of the following amendment. On June 27, 2006, your Board will hold a public hearing on the proposed amendment as follows: County File No: G020004N--Hearing to consider a request by the County of San Luis Obispo to amend Section 22.92.020--Areawide Standards, Adelaida Planning Area--of the County Land Use Ordinance, Title 22 of the County Code. The proposed amendment establishes a "Cayucos Fringe Viewshed," together with design standards to reduce the visual effects of highly visible, primarily residential and commercial structures as seen within one mile of Highway 1, Old Creek Road and Santa Rita Road. The proposed design standards require special building setbacks, non-reflective exterior building materials, muted colors, landscape screening, and a special building height limit on specified prominent ridgelines. The proposed amendment applies to the portion of the Adelaida Planning Area located within one-mile wide corridors generally: 1) on the north and east (inland) sides of Highway 1 between Villa Creek Road and the Adelaida/Estero Planning Area boundary north of Highway 41, 2) along either side of Old Creek Road between the coastal zone boundary and Highway 46, and 3) along either side of Santa Rita Road between Old Creek Road and the Adelaida/Salinas River Planning Area boundary. Supervisorial Districts: 2, 1					
(6) RECOMMENDED ACTION 1. Authorize that the display advertisement of one-quarter page that was published in a newspaper of general circulation in the county no later than June 17, 2006, indicating the general nature of the proposed Land Use Element and Land Use Ordinance amendment to be considered on June 27, 2006, can act as the alternative publication. 2. Authorize a one-quarter-page display ad to be placed in a newspaper of general circulation within 15 days after adoption of the proposed amendment by your Board.					
(7) FUNDING SOURCE(S) Current County Budget		(8) CURRENT YEAR COST N/A		(9) ANNUAL COST N/A	
(10) BUDGETED? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A					
(11) OTHER AGENCY/ADVISORY GROUP INVOLVEMENT (LIST): This amendment was referred to the applicable advisory groups and interested agencies.					
(12) WILL REQUEST REQUIRE ADDITIONAL STAFF? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes, How Many? _____ <input type="checkbox"/> Permanent _____ <input type="checkbox"/> Limited Term _____ <input type="checkbox"/> Contract _____ <input type="checkbox"/> Temporary Help _____					
(13) SUPERVISOR DISTRICT(S) <input checked="" type="checkbox"/> 1st, <input checked="" type="checkbox"/> 2nd, <input type="checkbox"/> 3rd, <input type="checkbox"/> 4th, <input type="checkbox"/> 5th, <input type="checkbox"/> All			(14) LOCATION MAP <input checked="" type="checkbox"/> Attached <input type="checkbox"/> N/A		(15) Maddy Act Appointments Signed-off by Clerk of the Board N/A
(16) AGENDA PLACEMENT <input checked="" type="checkbox"/> Consent <input type="checkbox"/> Hearing (Time Est. _____) <input type="checkbox"/> Presentation <input type="checkbox"/> Board Business (Time Est. _____)			(17) EXECUTED DOCUMENTS <input type="checkbox"/> Resolutions (Orig + 4 copies) <input type="checkbox"/> Contracts (Orig + 4 copies) <input type="checkbox"/> Ordinances (Orig + 4 copies) <input checked="" type="checkbox"/> N/A		
(18) NEED EXTRA EXECUTED COPIES? <input type="checkbox"/> Number: _____ <input type="checkbox"/> Attached <input checked="" type="checkbox"/> N/A			(19) APPROPRIATION TRANSFER REQUIRED? <input type="checkbox"/> Submitted <input type="checkbox"/> 4/5th's Vote Required <input checked="" type="checkbox"/> N/A		
(20) OUTLINE AGREEMENT REQUISITION NUMBER (OAR) N/A			(21) W-9 <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		(22) Agenda Item History <input type="checkbox"/> N/A Dates: 11/105, 5/2/06
(23) ADMINISTRATIVE OFFICE REVIEW <div style="text-align: right; margin-top: 10px;">OK Leslie Brown</div>					

B-11-6-13-06



# SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP  
DIRECTOR

**TO:** BOARD OF SUPERVISORS  
**FROM:** MIKE WULKAN, SENIOR PLANNER  
**VIA:** JOHN EUPHRAT, DIVISION MANAGER, LONG RANGE PLANNING  
**DATE:** JUNE 13, 2006

**SUBJECT:** A REQUEST FOR THE BOARD TO AUTHORIZE THE USE OF ALTERNATIVE PUBLICATION PROCEDURES FOR AN AMENDMENT TO LAND USE ORDINANCE SECTION 22.92.020--AREAWIDE STANDARDS, ADELAIDA PLANNING AREA--OF THE COUNTY LAND USE ORDINANCE, TITLE 22 OF THE COUNTY CODE. THE PROPOSED AMENDMENT ESTABLISHES A "CAYUCOS FRINGE VIEWSHED" FOR HIGHWAY 1, OLD CREEK ROAD AND SANTA RITA ROAD, TOGETHER WITH DEVELOPMENT STANDARDS TO REDUCE THE VISUAL EFFECTS OF CERTAIN NEW DEVELOPMENT AS SEEN FROM THOSE ROADS.

## **RECOMMENDATION**

1. Authorize that the display advertisement of one-quarter page that was published in a newspaper of general circulation in the county no later than June 17, 2006, indicating the general nature of the proposed Land Use Element and Land Use Ordinance amendment to be considered on June 27, 2006, can act as the alternative publication.
2. Authorize a one-quarter-page display ad be placed in a newspaper of general circulation within 15 days after adoption of the proposed amendment by your Board.

## **DISCUSSION**

On June 27, 2006, your Board will hold a public hearing on a proposed amendment to Title 22, the Land Use Ordinance. The California Government Code, Section 25124, establishes specific publication requirements for ordinance amendments. Your Board can order that a display advertisement be published in a newspaper of general circulation in the county prior to the public hearing and that a display ad be placed in a newspaper of general circulation following adoption of the amendments.

On June 27, 2006, your Board will hold a public hearing on the following amendment: